

FOR SUBLEASE | OFFICE

ELLIOT ROAD PREMIUM OFFICE

890 W Elliot Rd, Ste 109, Gilbert, AZ 85233

Russ Rodgers Senior Advisor | 480.610.2400 | russ@coberealestate.com



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PROPERTY SUMMARY

Available SF:	5,439 SF
Lease Rate:	\$21.86 SF/yr (Gross) All-inclusive, except internet services
Building Size:	50,374 SF
Building Class:	A
Year Built:	2004
Zoning:	CC
Cross Streets:	W Elliot Rd, N Cooper Rd

PROPERTY OVERVIEW

Looking for a turnkey short-term lease? This is your chance! With a master lease that expires in March of 2028, this furnished, high-end office space is available for occupancy immediately. Located off of Elliot and Cooper, this office is surrounded by similar users and several amenities, including grocery stores and shopping. This property provides an elevated image for your business where your whole team will benefit from the executive conference room, easy access, and central location. With 11 private offices, 19 cubicles, conference room, and a spacious break room, this suite is a great fit for various types of office users.

PROPERTY HIGHLIGHTS

- Short-term office sublease expiring 3/31/2028 (extension available)
- 11 private offices, spacious bullpen with 19 cubicles, executive conference room, and large break room
- Located 2.5 miles from US-60 and 5 miles from Loop-101
- Ample parking for employees and visiting clients
- Fully furnished and move in ready!
- Building signage available

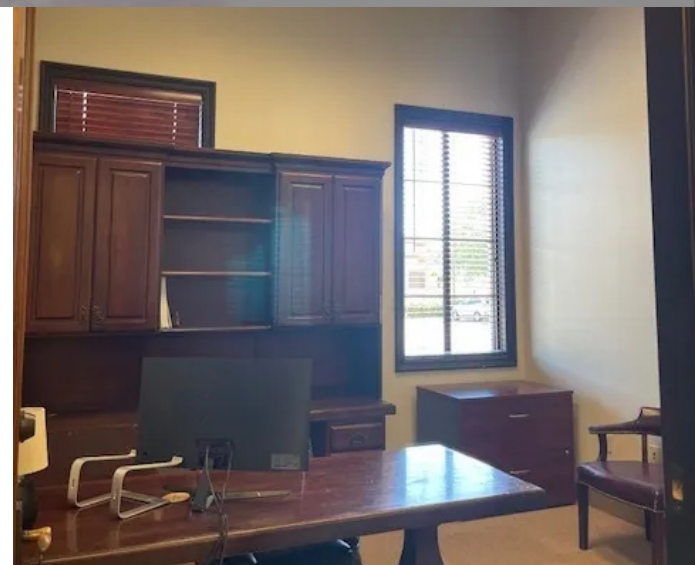
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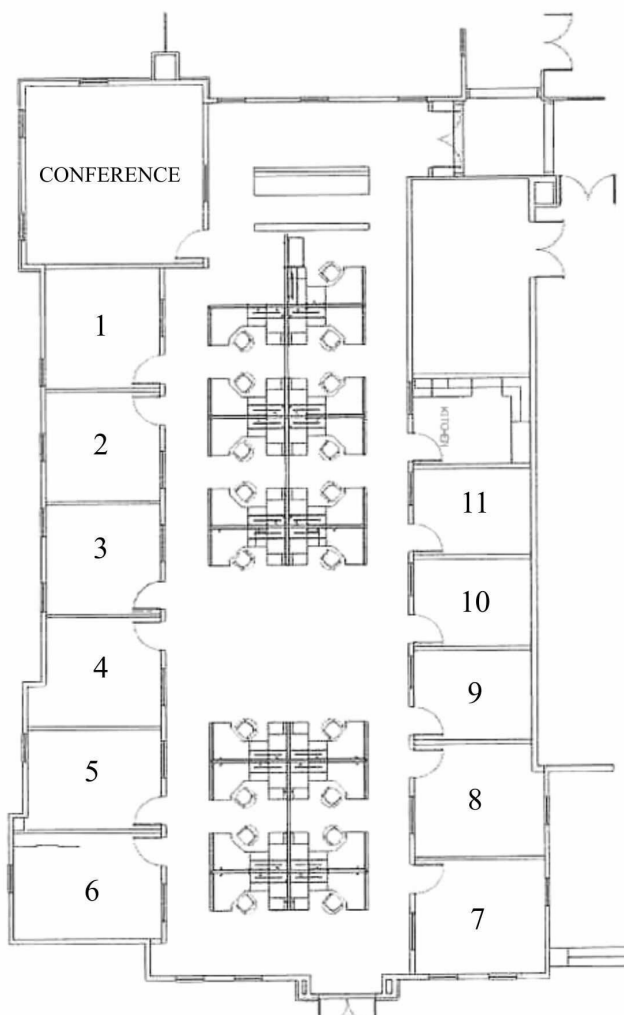
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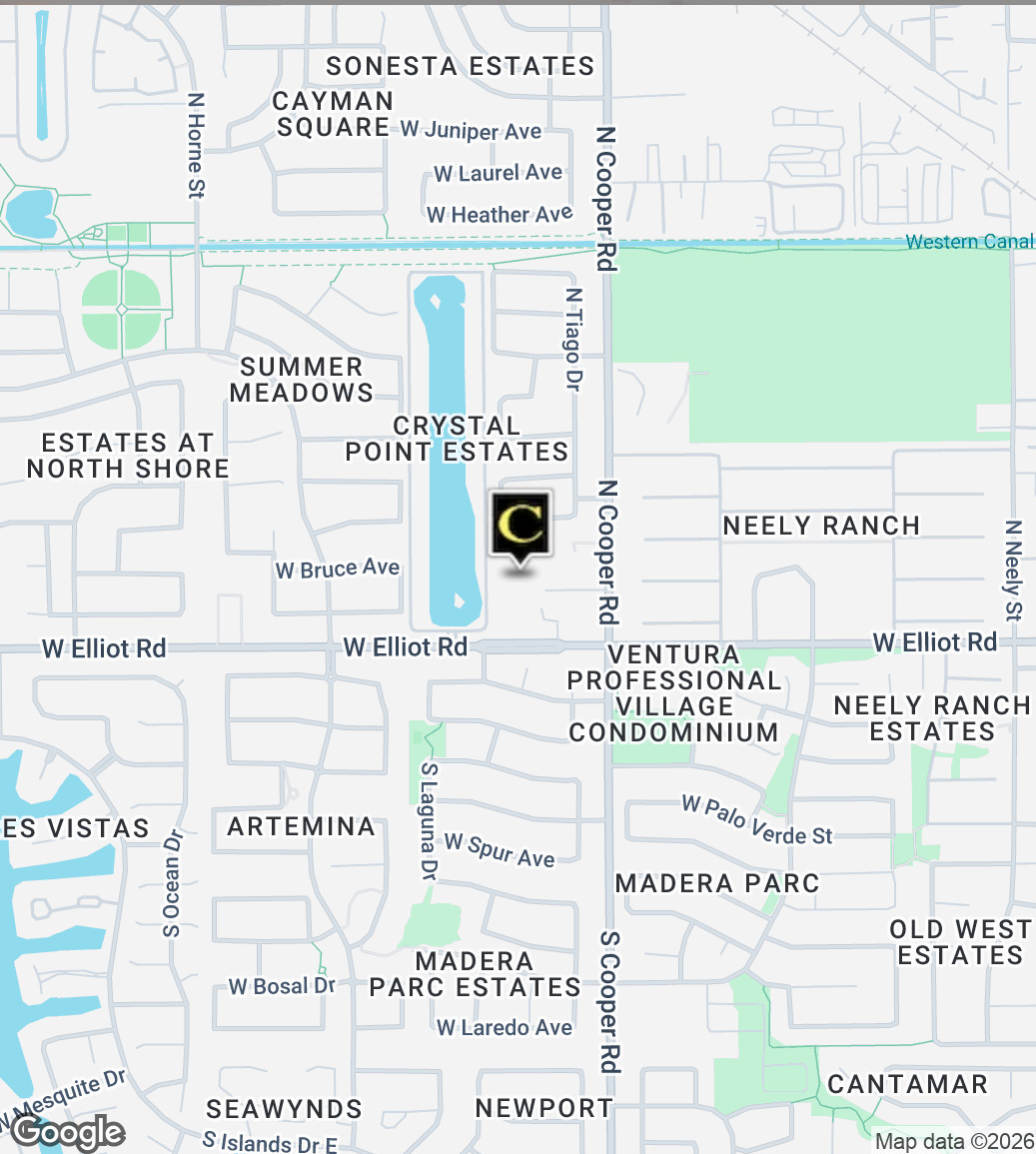
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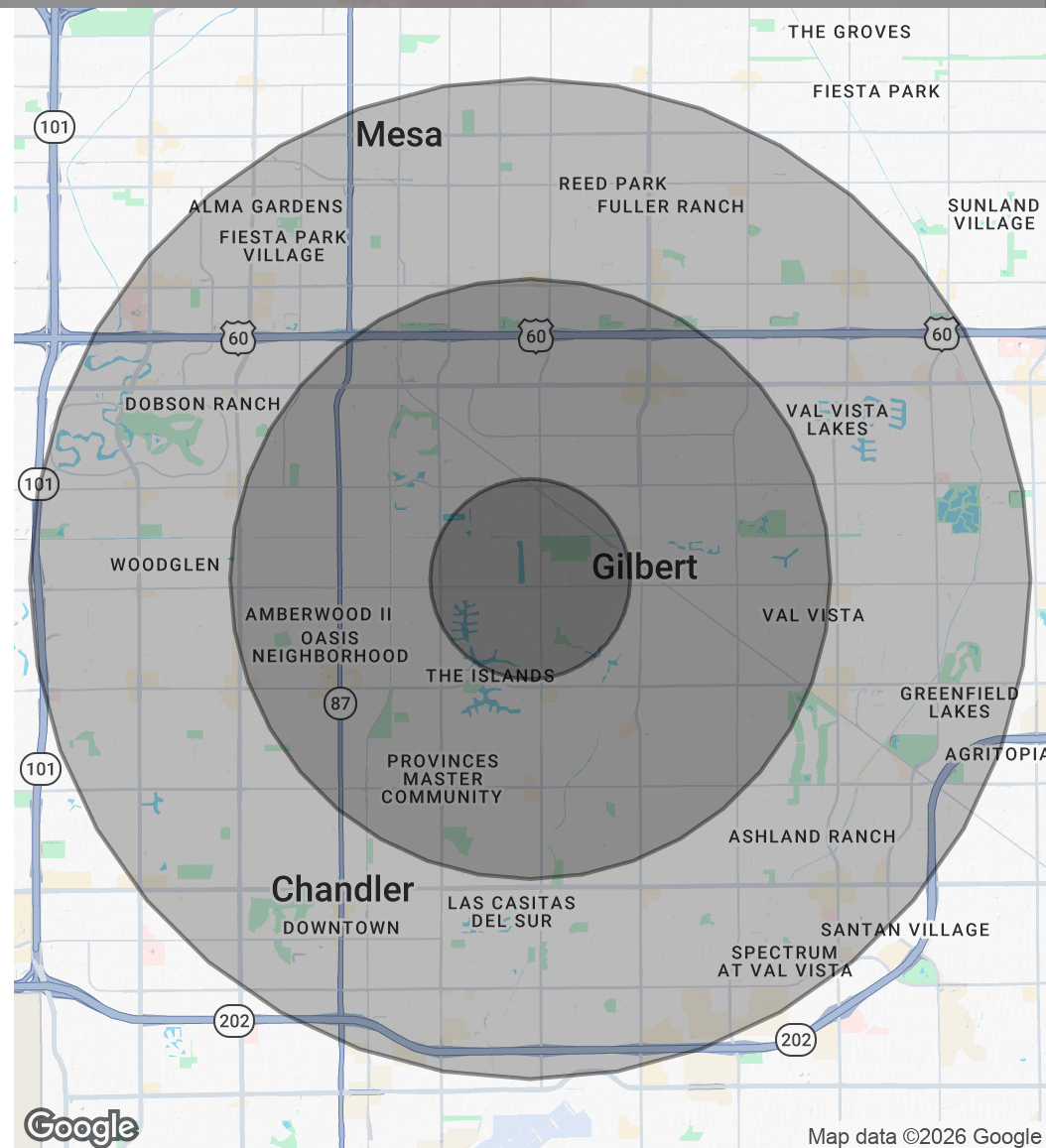
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,513	129,274	394,637
Average Age	39.7	37.5	35.8
Average Age (Male)	38.8	36.5	34.6
Average Age (Female)	40.9	38.7	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,463	49,183	147,349
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$124,310	\$115,851	\$107,070
Average House Value	\$475,068	\$445,728	\$422,694

2023 American Community Survey (ACS)



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